

\$2,300,000 - 53, 704041 Range Road 72, Rural Grande Prairie No. 1, County of

MLS® #A2258039

\$2,300,000

4 Bedroom, 4.00 Bathroom, 2,829 sqft
Residential on 3.41 Acres

Riverview Pine Estates, Rural Grande Prairie
No. 1, County of, Alberta

Welcome to your luxurious acreage retreat just minutes southwest of Grande Prairie. This 2019 custom Stonebuilt Home is a rare and remarkable treasure. A true architectural tribute, paying homage to Alberta's lush landscape with endless views – 3.41 acres of thoughtfully carved out and designed exterior, bordered by breathtaking forest, this property is surrounded and protected by thousands of acres of pristine crown land, offering expansive views of the Wapiti River Valley. The local landscape is a vital wildlife corridor, preserving the age-old towering trees and is rich in wildlife. At the heart of the property, tucked into the trees, is a sleek contemporary hybrid timber frame two-story dream home. Thoughtfully designed to offer a strong indoor-outdoor connection while creating dramatic views from every angle possible. This warm and inviting 4,327 sqft of fully developed living space features a combination of industrial design elements and natural, organic materials throughout. Soaring ceilings, rich wood accents, luxury touches and expansive windows frame a picturesque and serene forest with river valley views. A carefully crafted family friendly layout offers a spacious and inviting atmosphere. The main living area is open concept, integrating your kitchen, dining and living areas effortlessly. Built for entertaining the main floor features a



multiple seasons room complete with built in BBQ and wood burning stove. The kitchen is a true chef's dream featuring Wolf appliances, sub zero fridge and a hidden butlers pantry, to name a few. The main level features a spacious bedroom complete with 4pc ensuite, home office drenched in moody aesthetic and a beautiful powder room. As you make your way to the upper-level you will notice a small cozy nook that could be treated as a 5th bedroom. The primary retreat you won't be able to overlook your very own private deck complete with hot tub. A mini fridge and coffee bar has been conveniently carved into the plans to allow you to pour yourself a cup of coffee in the morning or a glass of wine at night without ever leaving your oasis. Your boutique- like walk in closet features custom built cabinetry and for practicality hosts your own laundry, dual vanities and luxurious steam shower. The lower of level of the home offers two generous sized bedrooms, 4pc bathroom, a charming under the stairs nook perfect for kids to play and a large rec room for the ultimate cozy evenings in. Detached 35x50 Shop with Apartment living quarters complete with kitchen, laundry & bathroom. Endless opportunities for enjoyment are presented with this property: morning coffee on the deck, peaceful hikes through the forest, walks along the river, connecting with the like-minded community members of Riverview Pines and adventurous afternoons exploring. Through the use of natural wood, forward thinking design and textural elements, this home creates a truly contemporary and luxurious space for you to call home. Book your exclusive tour today.

Built in 2019

Essential Information

MLS® #

A2258039

Price	\$2,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,829
Acres	3.41
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	53, 704041 Range Road 72
Subdivision	Riverview Pine Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5G2

Amenities

Utilities	Water Connected
Parking	Double Garage Attached, Quad or More Detached
# of Garages	4
Waterfront	See Remarks, River Access

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer Stacked
Heating	Boiler, Forced Air, Natural Gas, Combination
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas, Living Room, Wood Burning, Other
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Built-in Barbecue, Fire Pit, Garden, Other, Private Entrance, Private Yard, Storage
Lot Description	Creek/River/Stream/Pond, Landscaped, Many Trees, Private, See Remarks, Wooded
Roof	Metal
Construction	Mixed, Other, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	56
Zoning	CR4

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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